



## The Acacias York Road, Cliffe

£375,000

- Detached Dormer Bungalow
- Ground Floor Shower Room/WC
- Range of Outbuildings
- 2 Reception Rooms
- 3 Bedrooms Over 2 Floors
- Workshop/Studio & Further Store Room
- Modern Fitted Kitchen
- Detached Garage
- EER 44 (E)

Nestled in the heart of the popular village of Cliffe, The Acacias presents a rare opportunity to own a detached dormer bungalow with a range of outbuildings, all set in approx. 0.21 acre. No onward chain.

The property welcomes you into a spacious hallway with stairs leading up to the first floor. The ground floor features a welcoming sitting room, filled with natural light thanks to its dual aspect windows. A feature fireplace adds warmth and character to this room.

The kitchen is fitted with a range of base and wall units, complemented by laminate work surfaces and an inset sink. Integrated appliances include an electric oven and ceramic hob, and there is plumbing in place for both a washing machine and dishwasher. Two double glazed windows and a single external door provide plenty of light and convenient access to the side of the property.

The kitchen flows seamlessly into a dining room, perfect for family dining or entertaining. The dining room can also be accessed from the hallway via a single door and has a double glazed window overlooking the rear garden.

Also on the ground floor are two generously sized double bedrooms, both ideal for family members, guests, or potential office space. A contemporary family bathroom completes the ground level, with a modern three piece suite.

Upstairs, the entire first floor is occupied by the principal bedroom which has a double glazed window to the front elevation.

What truly sets this property apart is its impressive range of outbuildings and external features. A detached single garage sits to the side of the main house, while a second, larger detached garage at the rear of the plot provides exceptional storage or workspace – perfectly suited to a home business, car enthusiast, or hobbyist. Adjacent to this is a fully insulated and powered workshop/studio, currently used as a home office and hobby room. A further detached store room offers additional storage for garden equipment or bikes. The property also benefits from a separate 'Off Grid' 2 kw mains solar system.

Externally, the property boasts a large gravel driveway with ample parking for multiple vehicles, accessed via electric gates. The front garden is attractively presented with seating areas, while the private rear garden is mainly laid to lawn, with mature hedging creating a secluded space.

The village of Cliffe is well-regarded and benefits from a local primary school, shop, and good transport links. Selby town centre is just a short drive away, offering a full range of amenities, and the A63 provides easy access to York, Leeds, and the wider road network. With train links from Selby and Howden, the location is ideal for both commuters and those working from home.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 44 (E)

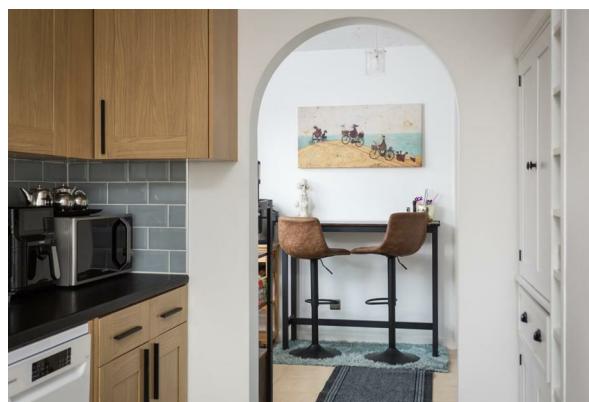
Council Tax: North Yorkshire Council Band D

Current Planning Permission: No current valid planning permissions

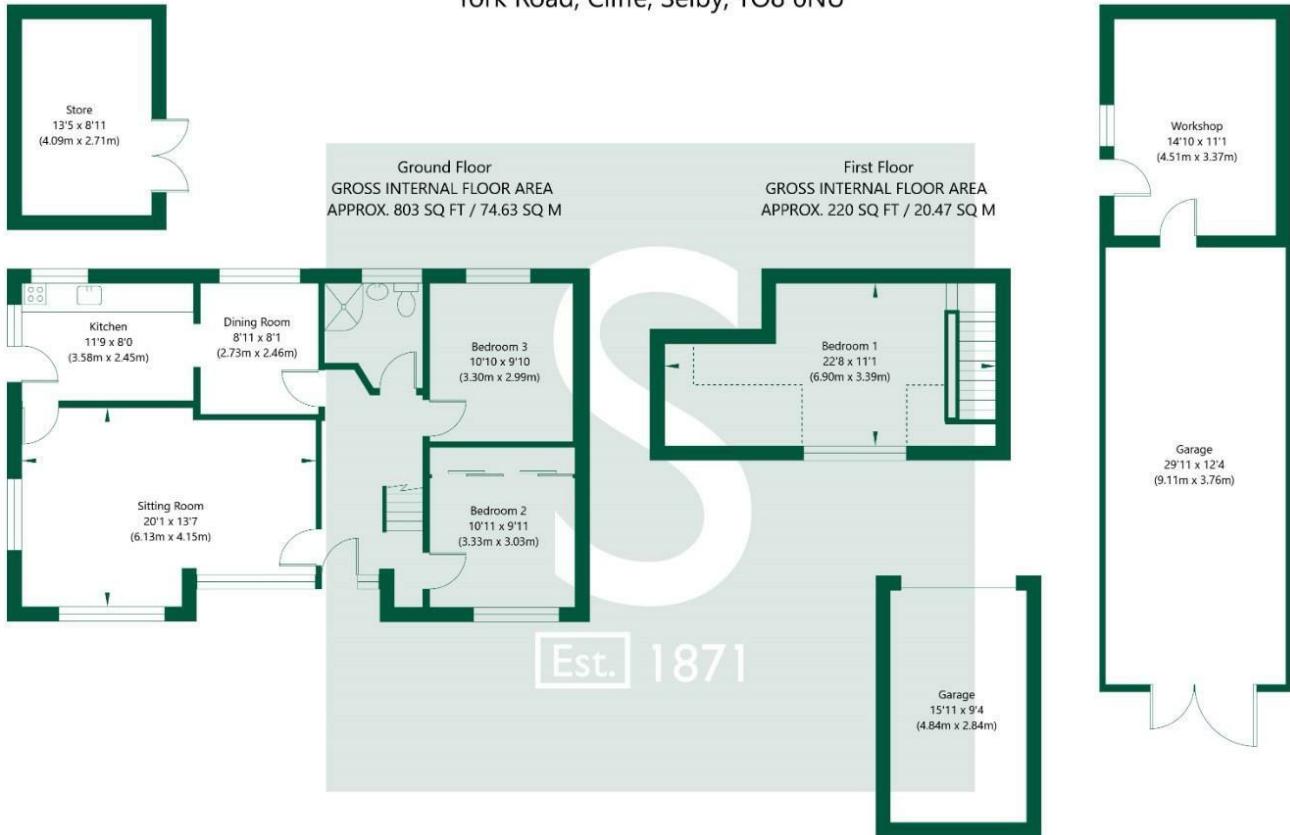
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

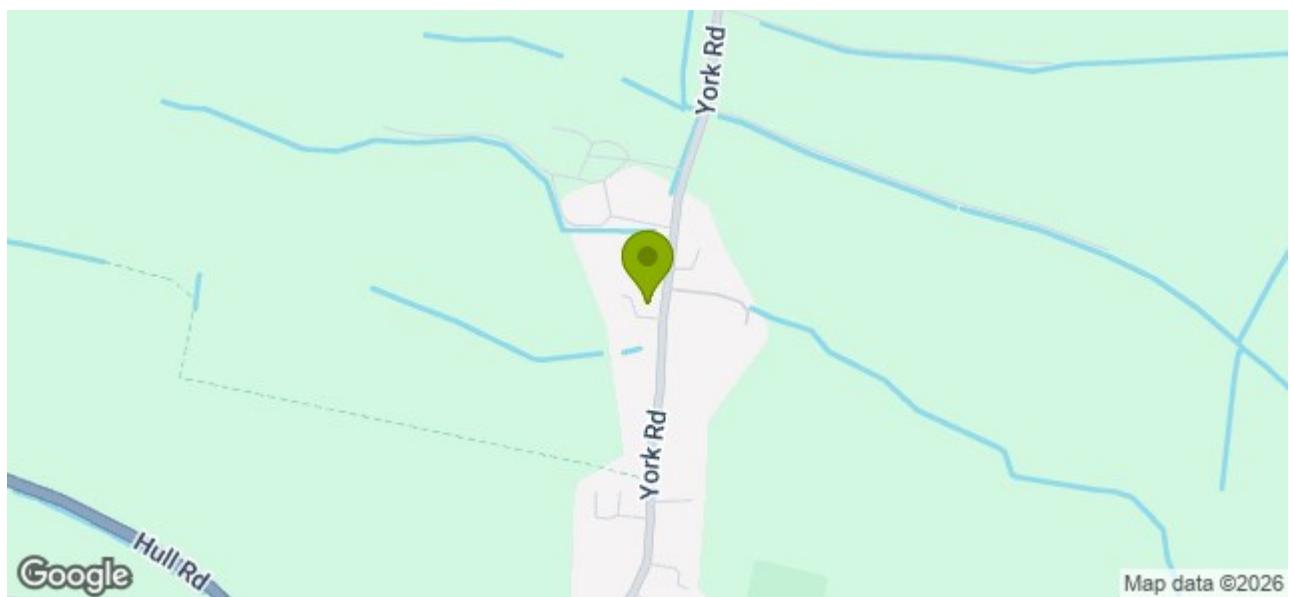
\*Download speeds vary by broadband providers so please check with them before purchasing.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1023 SQ FT / 95.1 SQ M - (Excluding Outbuildings)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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